CITY OF TORONTO

Bill 469

BY-LAW -2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1226 Islington Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1.   The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.

2.   The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

3.   Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 5.0 (c;5.0 r;0.0) SS1 (940) as shown on Diagram 2 attached to this By-law.

4.   Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: 2, as shown on Diagram 3 attached to this By-law.

5.   Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 15.0, as shown on Diagram 4 attached to this By-law.

6.   Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.

7.   Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.

8.   Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 940 so that it reads:

(940) Exception CR (940)
The lands, or a portion thereof as noted below, are subject to the following Site Specific

Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A)   On 1226 Islington Avenue, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (D) below:

(B)   Regulation 40.10.40.1(2) regarding commercial uses – location of entrances and first floor elevation does not apply;

(C)   The following Clauses and Regulations do not apply to a **lot** or to a **building** containing a **transportation use**:

        (i)   Regulation 40.10.40.10(5), with regard to the required minimum height of the first **storey**;

        (ii)   Clause 40.10.40.70 with regard to **building setbacks**;

        (iii)   Clause 40.10.90.10 with regard to **loading space** locations;

        (iv)   Clause 40.10.150.1(1) with regard to waste and recyclable storage; and

        (v)   Regulation 200.5.10.1(1) and Table 200.5.10.1 with regard to required minimum **parking spaces**;

(D)   Despite Regulation 40.5.80.1(1), a required or provided **parking space** can be located on the **lot** or on the north abutting **lot**;

(E)   Despite Regulation 230.5.10.1(1) and (3) and Table 230.5.10.1(1), a minimum of 25 **bicycle parking spaces** are required to be provided on the **lot**.

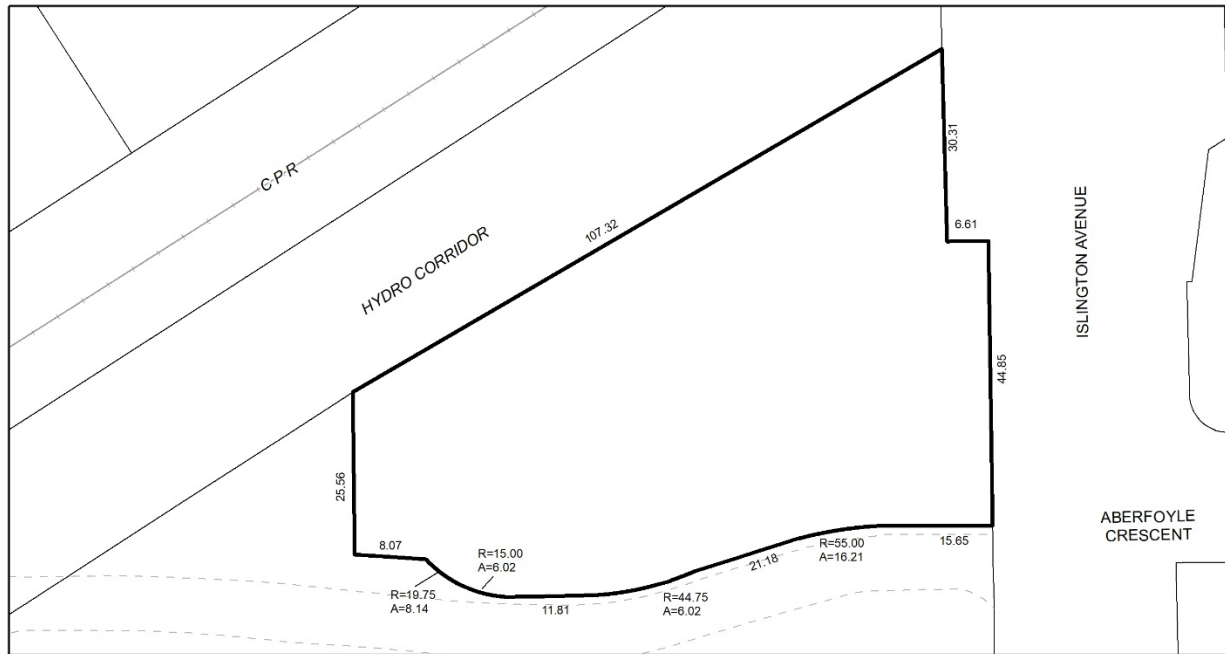Prevailing By-laws and Prevailing Sections: (None Apply)

9.   Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on May   , 2024.

Frances Nunziata,   John D. Elvidge,
        Speaker   City Clerk

(Seal of the City)

Diagram 1

TORONTO
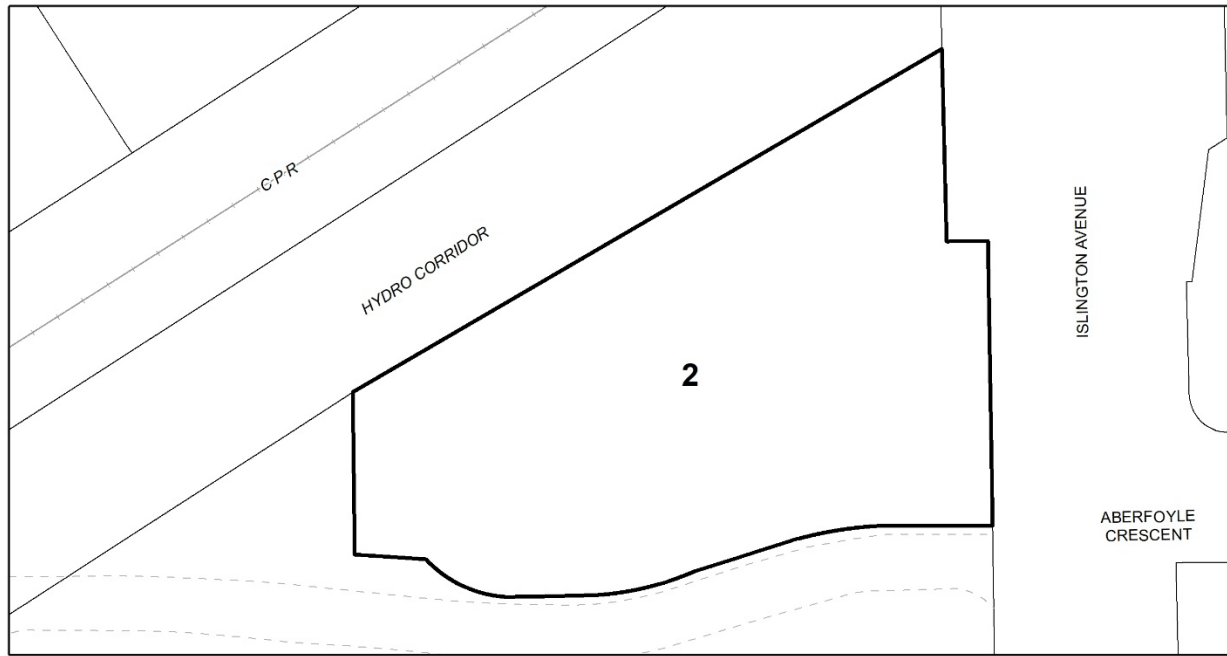Diagram 1

1226 Islington Avenue

File # 21 249190 WET 03 OZ

City of Toronto By-law 569-2013
Not to Scale
12/21/2023

Diagram 2

CR 5.0 (c5.0; r0.0) SS1 (x940)

TORONTO
Diagram 2

1226 Islington Avenue
File # 21 249190 WET 03 OZ

City of Toronto By-law 569-2013
Not to Scale
12/21/2023

Diagram 3

C·P·R

HYDRO CORRIDOR

2

ISLINGTON AVENUE

ABERFOYLE
CRESCENT

TORONTO
Diagram 3

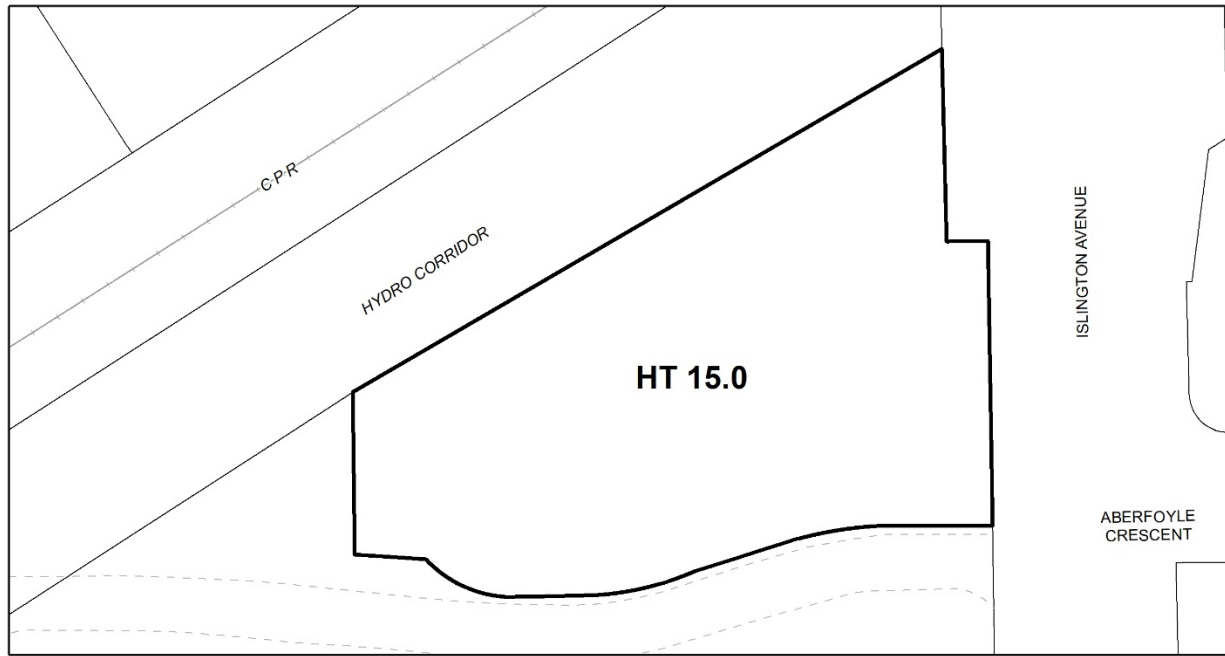**1226 Islington Avenue**
File # 21 249190 WET 03 OZ

City of Toronto By-law 569-2013
Not to Scale
12/21/2023

Diagram 4

TORONTO
Diagram 4

1226 Islington Avenue
File # 21 249190 WET 03 OZ

City of Toronto By-law 569-2013
Not to Scale
12/21/2023